

3 Bedroom Semi-Detached for Sale - **£195,000**

Kingsway, Heysham, LA3 2EE



KEY FEATURES

- Delightful Semi-detached Family Home
- Popular Residential Location
- Extended To The Rear Aspect
- Large Kitchen Diner
- Separate Store Room/utility And WC
- Three Good Sized Bedrooms
- Three Piece Family Bathroom
- Landscaped Rear Garden
- Viewings Are Highly Recommended

Description

Jennings Estate Agents are delighted to offer this extended three bedroom semi-detached family home. Located within the popular residential location of Heysham. Close to local amenities, primary school and on the bus route. The property has been extended to the rear, adding a further reception room with French doors leading to the rear garden.

The property features; entrance hall, lounge, kitchen diner which is open plan to the sitting room. Outer hallway, with access to the store room and WC. To the first floor are three good sized bedrooms, and family bathroom. Externally the property has a blocked paved front garden. Enclosed landscaped rear garden with a laid lawn, block paved patio area and bar/workshop.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Entrance Hall - Entrance doorway and double glazed uPVC window to the side aspect. Laminate flooring. Stairs leading to the first floor landing.

Lounge - 14' 0" x 12' 11" (4.28m x 3.95m) (into recess)
Three uPVC double glazed window to the front aspect. Double radiator. Wall mounted electric fire. Laminate flooring and coving to the ceiling.

Kitchen Diner - 8' 3" x 20' 6" (2.52m x 6.25m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Freestanding cooker, stainless steel extractor fan and integrated fridge. Double glazed uPVC window to the rear aspect. Open plan to-

Sitting Room - 10' 5" x 9' 9" (3.18m x 2.98m) Double glazed uPVC window to the rear and uPVC French doors leading to the rear garden.

External Hallway - Double glazed uPVC door leading to the front and rear garden. Access leading to the WC and store room.

Store Room - 6' 0" x 11' 4" (1.85m x 3.47m) Space for a washing machine, tumble dryer and fridge freezer. Double glazed uPVC window to the rear aspect.

WC - Low level WC, and uPVC double glazed window to the front aspect.

First Floor



First Floor Landing - Double glazed uPVC window to the side aspect. Access to the loft.

Master Bedroom - 11' 3" x 13' 0" (3.45m x 3.98m) Two uPVC double glazed windows to the front aspect. Double radiator. Storage cupboard.

Bedroom Two - 13' 6" x 8' 4" (4.12m x 2.56m) Two uPVC windows to the rear aspect. Double radiator.

Bedroom Three - 8' 7" x 8' 11" (2.62m x 2.72m) (max) Double glazed uPVC window to the front aspect.

Bathroom - Three piece bath comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Double radiator.

Exterior

External - Large block paved garden to the front, with access to the outer hallway and main entrance. Landscaped rear garden with block paved patio area, laid lawn and bar/workshop.

Bar - 9' 11" x 13' 1" (3.04m x 4m) Double entrance doorway, serving hatch and power. Ideal for a bar, workshop or home office.





Kingsway Heysham, LA3 2ee



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.